



1 Wynne Gardens, Church Crookham, Fleet, Hampshire, GU52 8EQ

The Property

This beautifully presented five-bedroom detached house offers the perfect blend of space, style, and convenience for family living. Thoughtfully extended by the current owners, it boasts a stunning open-plan kitchen/diner/family area, ideal for modern living. Situated in a sought-after cul-desac location in Church Crookham, the property is close to excellent local schools, making it perfect for families.

Ground Floor

The ground floor hallway leads to the front aspect living room with gas fire place and study. The state-of-the-art kitchen boasts a range of high and low-level units with integrated appliances, including a fridge, freezer, dishwasher, and oven. The central island features an integrated hob and additional storage. Bi-fold doors on both sides open to the rear garden, creating a seamless connection between indoor and outdoor living. A utility room and cloakroom are conveniently located off the kitchen.

First Floor

To the first floor there are five bedrooms and a family bathroom. Both bedrooms one and two boasts an ensuite with a dressing area to bedroom one.

External

The private rear garden offers a tranquil haven, mainly laid to lawn with a patio area perfect for al fresco dining. An additional covered seating area provides a charming spot for entertaining guests. There is access either side of the property to the spacious driveway that can accommodate several vehicles.

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).





















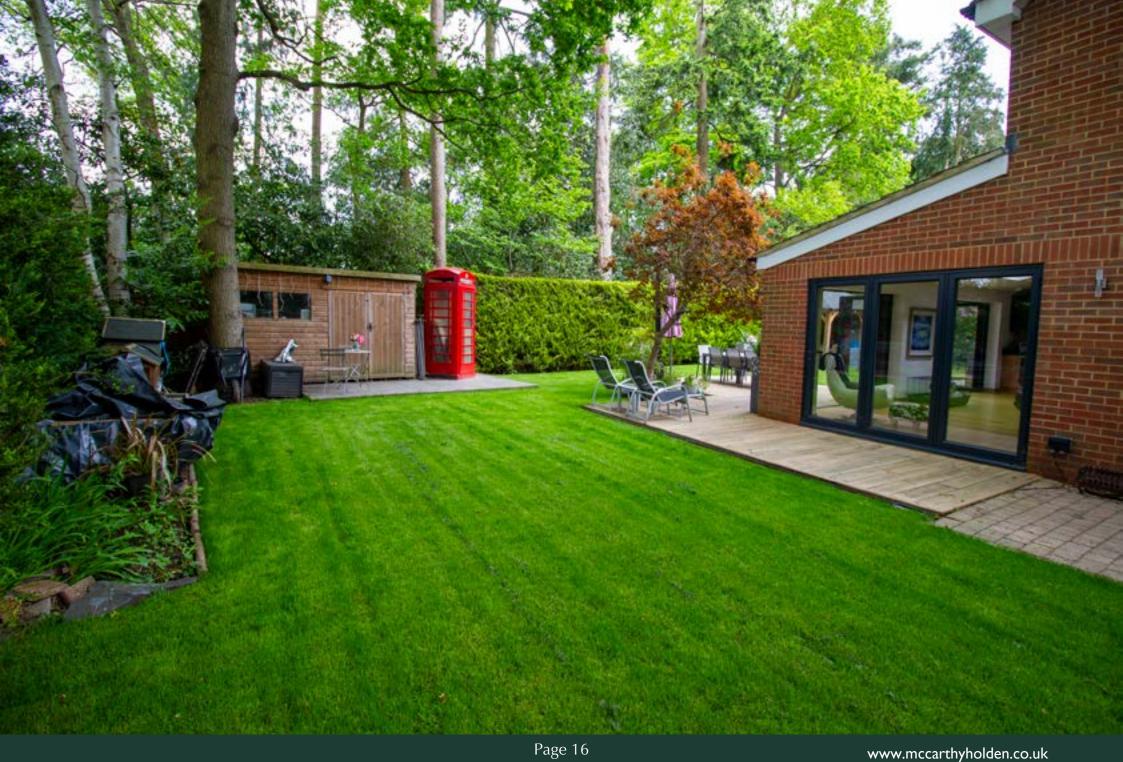


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Contified Property Measurer Foor plan produced in accordance with RES Property Measurement Standards incorporating international Property Measurement Standards (PMSS Residential). Circlescon 2014. Produces for McCarthy Helsten. 800° 1125767.











Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



Fleet High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU52 8AJ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage. Gas Central Heating EPC Rating - C (69) **Local Authority**

Hart District Council Council Tax Band - F



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